

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District

District V
District III
District I
District II
District IV

AGENDA

REGULAR MEETING

June 14, 2021 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes [May 10, 2021 Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

PP-21-03-07

Quasi-judicial

Commission District I



Lennar Homes, LLC., has requested Preliminary Plat approval a subdivision to be named, Babcock National Phase 4, consisting of 59 residential lots. The site is 16.74± acres, and is located south of Bermont Road, north of the border with Lee County, east of Babcock Ranch Road, and west of the border with Glades County.

Recommendation:

Community Development Department: Approval with conditions

PP-21-03-10

Quasi-judicial

Commission District I



Babcock Property Holdings, has requested Preliminary Plat approval and for a subdivision to be named, Babcock Ranch Community, Phase 2D., consisting of 172 single-family lots, 21 villas lots and 8 tracts. The site is 62.48± acres, and is located south of Bermont Road, north of the border with Lee County, east of Babcock Ranch Road, and west of the border with Glades County, in the East County area and within the Babcock Ranch Community Development of Regional Impact.

Recommendation:

Community Development Department: Approval with conditions

PP-21-03-08

Quasi-judicial

Commission District IV



Forestar (USA) Real Estate Group Inc. has requested Preliminary Plat approval to Replat a portion of the previously approved Final Plat for West Port, approved March 24, 2020 by the Charlotte County Board of County Commissioners, for a subdivision to be named, Cove at West Port Phase 4, consisting of 149 lots. The site is 37.57± acres and is generally located north of El Jobean Road, south of Tamiami Trail, east of Cornelius Boulevard, and west of Toledo Blade Boulevard, in the Port Charlotte area and within the Murdock Village Community Redevelopment Area (CRA).

Recommendation:

Community Development Department: Approval with conditions

PP-21-03-09

Quasi-Judicial

Commission District II



Punta Gorda Acquisition II, LLC, is requesting Preliminary Plat approval for a commercial subdivision called Punta Gorda Commons, which was originally approved on October 20, 2009 by The Charlotte County Board of County Commissioners as PP-20-02-02 Punta Gorda Crossings. Several extensions have been granted. Staff is requiring that a new submittal be applied for due to a change in the owner's plans. The project consists of three commercial/industrial lots, and three future tracts on 94.17± acres, located within the ECAP Zoning District, on the south side of Duncan Road between I-75 and Golf Course Boulevard.

Recommendation:

Community Development Department: Approval with conditions

PAS-21-00002

Legislative

Commission District I



An Ordinance pursuant to Section 163.3187(1)(C), Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County Future Land Use Map Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) and Medium Density Residential (MDR) to Medium Density Residential (MDR); with an annotation limiting the maximum density up to 24 units, increasing density from 13 units to 24 units, for property located at 2500 and 2520 Luther Road (Parcels P1-26-1 & P1-30-4), Punta Gorda, containing 2.577± acres; Commission District I; Petition No. PAS-21-00002; Applicant: Ron Gustaveson, representing Gust Real Estate LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

Z-21-30-13

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate (RE-1) to Residential Multifamily (RMF-10), increasing density from one unit to 12 units; for property located at 2520 Luther Road (Parcel P1-30-4), Punta Gorda, containing 1.289± acres; Commission District I; Petition No. Z-21-30-13; Applicant: Ron Gustaveson, representing Gust Real Estate LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

21LAD-00000-00001

Quasi-Judicial

Commission District I



A Resolution pursuant to Section J(1)(k) of the Sandhill Development of Regional (DRI) Development Order, Resolution Number 2019-167, Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulation, an amendment to the Sandhill DRI Development Order (DO) by 1) using the approved equivalency matrix to exchange 40 single-family residential units for 63 multi-family residential units on Parcel C-19B and R-2 of Tract 4 of the Sandhill DRI, 2) revising Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes; and 3) revising the build out date to reflect the extension of the buildout date of this DO per Governor's Executive Orders; for 31.28± acres of the property located at 24750 Sandhill Boulevard, in the Port Charlotte area; Commission District I; Petition No. 21LAD-00000-00001; Applicant: NGI Acquisitions, LLC; providing for an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres.

Recommendation:

Community Development Department: Approval

PD-21-00004

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification to an existing PD for the Sandhill Development of Regional Impact (DRI) to revise PD conditions established in Ordinance Number 2018-011 for 74 single-family dwelling units, multi-family development up to 270 dwelling units and its associated accessory uses to be consistent with development rights set forth in Petition 21LAD-00000-00001 on Parcels C-19B and R-2 of Tract 4 of the Sandhill DRI; for 31.28± acres of the property located at 24750 Sandhill Boulevard, in the Port Charlotte area; Petition No. PD-21-00004; Applicant: NGI Acquisitions, LLC; providing an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval with conditions

Selection of Planning and Zoning Board member for Affordable Housing Advisory Committee.

ADJOURNMENT